

LEE MCILVEEN
APPLE TREE ARCHITECTURE
25 CROWS NEST LANE
BOTLEY
SOUTHAMPTON
SO32 2DD

Application	H/23/94474
Please ask for	Dorothy Hei-Tung-Hoh
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Wednesday 19 April 2023

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. H/23/94474

In pursuance of their powers under the above Act and in accordance with your application received on Monday 23 January 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Demolition of existing detached garage. Single storey flat roof extension to west elevation with internal modifications. Hip to gable loft conversion with dormer to west elevation. Extension to south elevation to create covered outdoor veranda. Alterations to fenestration
Site:	32 SELLWOOD ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5BB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Sheet 2 Rev 2, Sheet 3 Rev 3, Sheet 4 Rev 6, Sheet 5 Rev 1 and Sheet 1 Rev 3

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building or otherwise be in accordance with those in the Application Form.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 All of the proposed first-floor windows including rooflights shall be obscure glazed to Pilkingtons level 3 or equivalent and be top opening only, unless the window is positioned at least 1.7 metres above the floor of the room in which they are installed.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 5 The development hereby permitted shall be implemented in accordance with the recommendations outlined in the Preliminary Ecological Appraisal report by Ecosupport (March 2023). It is recommended to add a bird box to the new single storey extension. A bat box, bat tube or bat access tile in the roof of the existing building will be required in addition to the bird box recommended as enhancement.

Reason: To protect and enhance biodiversity.

Note to Applicant: Any open excavations left overnight will either be covered to prevent falling in or escape ladders will be used to prevent them from becoming trapped. In addition, any building materials must be stored on pallets to prevent hedgehogs sheltering within the piles, and any existing piles of materials should be moved with due care.

Note to Applicant: In addition to favouring native species new planting should also include plants that will attract pollinators. The RHS website has lists that may be helpful. <https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Yours faithfully

A handwritten signature in black ink that reads "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes